

Comparative Market Analysis



**12725 SE 188th Pl
Renton, WA 98058**

Happy Home Seller

FEBRUARY 24, 2019

CMAs vs Appraisals

Establishing a home's market value is equally important to buyers, sellers, lenders and real estate professionals so that listings can go on market and transactions can proceed quickly and efficiently.

A real estate professional may prepare a *comparative market analysis* (CMA) for their sellers to help them establish a listing price. The CMA includes recently sold homes and homes for sale in the seller's neighborhood that are most similar to the seller's home in appearance, features, and general price range.

Although the CMA is used to help determine current market value, it does not establish the seller's home value. The CMA is merely a guide to help the seller learn what's happening in their local market, so they can better understand where their home fits in term of an estimated listing price, based on location, features and condition.

Once the home is listed on the open market, a buyer makes an offer, which could be based in part on a CMA the buyer's agent has prepared. CMAs can help buyers better understand the local market as well as sellers.

If the buyer is receiving financing through a bank, the bank will order an *appraisal*.

Unlike the CMA, a bank appraisal is a professional determination of a home's value. The appraisal is completed by a licensed appraiser, using guidelines established by the Federal Housing Finance Agency, which regulates federal housing loan guarantors such as FHA, VA and housing loan purchasers Fannie Mae and Freddie Mac.

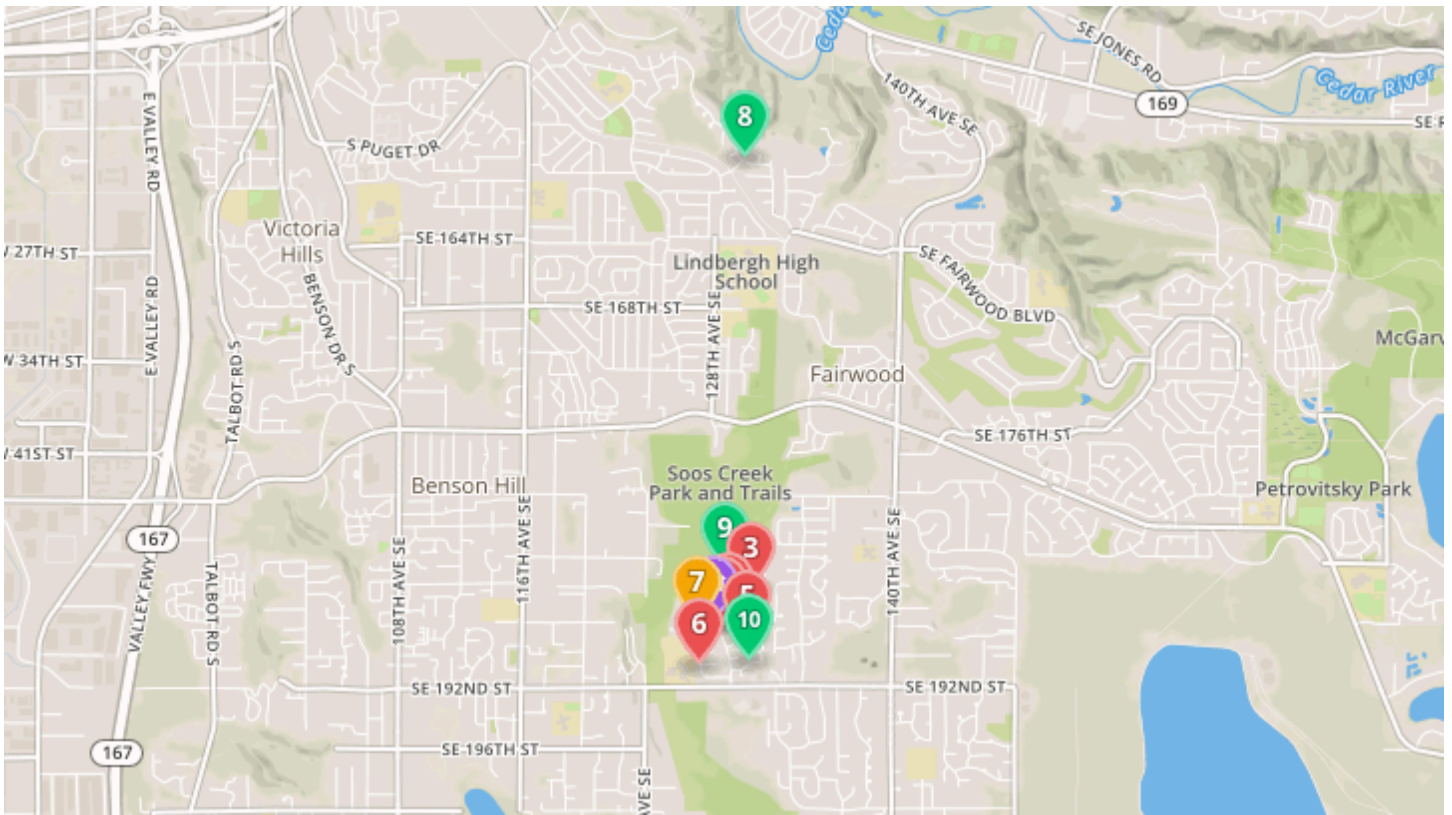
An appraisal is a comprehensive look at a home's location, condition, and eligibility for federal guarantees. For example, a home that doesn't meet safety requirements such as handrails on steps will not be eligible for FHA or VA loans until the handrail is installed or repaired.

Appraisers use the same data in their market research to find comparable homes as real estate agents. While they are also members of the MLS, they also have additional guidelines from the bank to follow that minimize risk to the bank. They will take into consideration - and can adjust values to reflect - the speed of the market and whether prices are rising or falling.

When the appraisal is finished, the bank makes the decision to fund the loan, or it may require the seller to fix certain items and show proof that the repairs have been made before letting the loan proceed. If the loan doesn't meet lending guidelines, the bank will decline the loan.

Despite stricter lending and appraisal standards, most buyers' loan applications go through to closing - nearly 85 percent. One reason for that is that real estate agents are preparing CMAs that are better tuned to lending standards, for sellers and buyers to fully understand not only what the market is doing, but how much lenders are willing to finance.

Map Of Comparable Homes



STATUS: S = SOLD P = PENDING INSPECTION A = ACTIVE

	MLS #	STATUS	ADDRESS	BEDS	BATHS	SQFT	PRICE
1	Subject	🏠	12725 SE 188th Pl	5	2.50	2,400	-
2	1370272	S	18820 129th Place SE	4	3.00	2,220	\$427,800
3	1393924	S	12934 SE 186th Street	4	2.25	2,090	\$452,800
4	1346350	S	12919 SE 188th Street	5	2.75	2,270	\$432,600
5	1336323	S	13037 SE 188th Place	4	2.25	2,090	\$436,200
6	1291220	S	18973 127th Place SE	4	2.25	2,440	\$440,800
7	1359270	P	12704 SE 188th Place	3	1.75	1,850	\$436,700
8	1373905	A	12928 SE 159th Street	4	2.50	2,280	\$462,400
9	1361157	A	12821 SE 184th Place	3	2.25	2,220	\$457,100
10	1379070	A	13020 SE 191st Street	5	2.50	2,450	\$450,600

Summary of Comparable Properties

S Sold Listings

ADDRESS	BEDS	BATHS	YRBLT	SQFT	LOT SIZE	PRICE	SOLD DATE
18820 129th Place SE	4	3.00	1968	2,220	9,360	\$427,800	11/16/18
12934 SE 186th Street	4	2.25	1975	2,090	8,162	\$452,800	1/18/19
12919 SE 188th Street	5	2.75	1978	2,270	7,350	\$432,600	12/5/18
13037 SE 188th Place	4	2.25	1975	2,090	8,941	\$436,200	9/6/18
18973 127th Place SE	4	2.25	1967	2,440	8,750	\$440,800	8/28/18

P Pending Inspection Listings

ADDRESS	BEDS	BATHS	YRBLT	SQFT	LOT SIZE	PRICE	SOLD DATE
12704 SE 188th Place	3	1.75	1968	1,850	7,875	\$436,700	-

A Active Listings

ADDRESS	BEDS	BATHS	YRBLT	SQFT	LOT SIZE	PRICE	SOLD DATE
12928 SE 159th Street	4	2.50	1979	2,280	8,000	\$462,400	-
12821 SE 184th Place	3	2.25	1972	2,220	7,500	\$457,100	-
13020 SE 191st Street	5	2.50	1977	2,450	9,180	\$450,600	-

Averages

STATUS	SQFT	LOT SIZE	PRICE
S Sold Listings	2,222	8,512	\$438,040
P Pending Inspection Listings	1,850	7,875	\$436,700
A Active Listings	2,316	8,226	\$456,700

18820 129th Place SE

Renton, WA 98058

MLS #1370272

\$427,800
SOLD 11/16/18

4 Beds 3.00 Baths
Year Built 1968
2,220 Sq. Ft. (\$193 / sqft)

Days on market: 8


Details

Prop Type: Residential

County: King

Area: 340 - Renton/Benson Hi

Subdivision: Fairwood

Full baths: 3.0

Lot Size: 9,360

Garages: 2

List date: 10/4/18

Sold date: 11/16/18

Off-market date: 11/16/18

Updated: Nov 16, 2018 10:31 AM

List Price: \$449,000

Orig list price: \$449,000

Taxes: \$4,970

School District: Kent

High: Kentridge High

Middle: Meeker Jnr High

Elementary: Carriage Crest Elem

Features

Appliances Included:

Dishwasher, Dryer, Garbage Disposal, Microwave, Range/Oven, Refrigerator, Washer

Architecture: NW

Contemporary

Basement: Daylight

Building Complex Or Project:

Boulevard Lane

Building Condition: Restored

Building Information: Built On Lot

Energy Source: Electric, Natural Gas

Exterior: Wood

Financing: Conventional

Floor Covering: Bamboo/Cork, Ceramic Tile, Laminate, Wall to Wall Carpet

Foundation: Poured Concrete

Heating Cooling Type: Forced Air

Interior Features: Bath Off Master, Ceiling Fan(s), Dbl Pane/Storm Windw, High Tech Cabling

Lot Details: Curbs, Paved Street, Sidewalk

Occupant Name: Vacant

Occupant Type: Vacant

Parking Type: Garage-Attached

Possession: Closing

Potential Terms: Cash Out, Conventional, FHA, VA

Power Company: PSE

Roof: Composition

Sewer Company: Soos Creek

Sewer Type: Sewer Connected

Site Features: Athletic Court,

Cable TV, Deck, Fenced-Partially, Gas Available, High Speed Internet

SqFt Source: KCR

Topography: Garden Space, Level, Terraces

View: Territorial

Water: Public

Water Company: Soos Creek

Water Heater Location: Downstairs BTR Closet

Water Heater Type: Electric

Remarks

Wonderfully remodeled home in the desirable Boulevard Lane community w/a large deck overlooking large fenced back yard. Updated Kitchen w/custom cabinets, granite countertops, stainless steel appliances & tile flooring. Remodeled bathrooms have quartz, granite & vanities. Master suite w/bath & Bamboo hardwoods. Upgrades include: Smooth ceilings (popcorn removed), solid doors, custom lighting, crown molding, paint, baseboards, flooring, garage doors, exterior paint & Sport Court. Home Warranty!

18820 129th Place SE

Renton, WA 98058

MLS #1370272

\$427,800

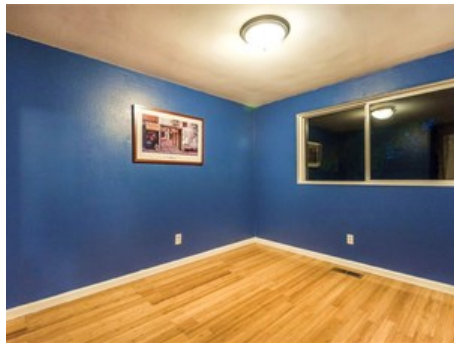
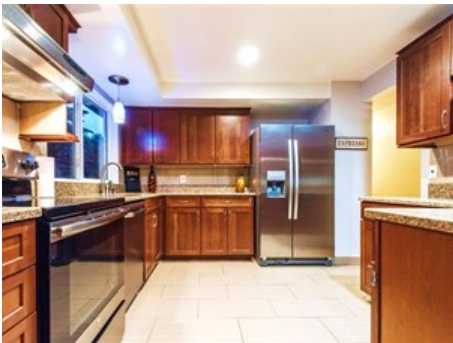
SOLD 11/16/18

4 Beds 3.00 Baths

Year Built 1968

2,220 Sq. Ft. (\$193 / sqft)

Days on market: 8



Price Adjustments

Adjustments

FEATURE	VALUE
Sqft/Additional Bedroom	\$6,300
Bathroom	-\$3,500
Kitchen Updates/Wood Flooring	-\$20,000

Summary

Actual price	\$445,000
Total adjustments	-\$17,200
Adjusted comparable price	\$427,800
Percent change	-3.87%

12934 SE 186th Street

Renton, WA 98058

MLS #1393924

\$452,800
SOLD 1/18/19

4 Beds 2.25 Baths
Year Built 1975
2,090 Sq. Ft. (\$217 / sqft)

Days on market: 15


Details

Prop Type: Residential

County: King

Area: 340 - Renton/Benson Hi

Subdivision: Fairwood

Full baths: 1.0

3/4 Baths: 1.0

Half baths: 1.0

Lot Size: 8,162

Garages: 2

List date: 12/14/18

Sold date: 1/18/19

Off-market date: 1/18/19

Updated: Jan 21, 2019 8:37 AM

List Price: \$460,000

Orig list price: \$460,000

Assoc Fee: \$4

Taxes: \$5,074

School District: Kent

High: Kentridge High

Middle: Meeker Jnr High

Elementary: Carriage Crest Elem

Features

Appliances Included:

Dishwasher, Garbage Disposal, Microwave, Range/Oven, Refrigerator

Basement: Daylight, Fully Finished

Building Complex Or Project: BOULEVARD LANE

Building Information: Built On Lot

Community Features: CCRs

Energy Source: Natural Gas

Exterior: Metal/Vinyl

Financing: FHA

Floor Covering: Ceramic Tile, Laminate, Wall to Wall Carpet

Heating Cooling Type: Forced Air

Interior Features: Bath Off Master, Ceiling Fan(s), Dbl Pane/Storm Windw, Dining Room, Walk In Pantry, Walk-in Closet

Lot Details: Cul-de-sac,

Curbs, Paved Street

Occupant Name: Vacant

Occupant Type: Vacant

Parking Type: Garage-Attached

Possession: Closing

Potential Terms: Cash Out, Conventional, FHA, VA

Power Company: Puget Sound Energy

Roof: Composition

Sewer Company: Soos Creek

Sewer Type: Sewer Connected

Site Features: Cable TV, Deck, Fenced-Fully, High Speed Internet, Patio

SqFt Source: KCR

Topography: Garden Space, Level

View: Territorial

Water: Public

Water Company: Soos Creek

Remarks

tri-level home, kitchen has been nicely remodeled and features laminate hardwood flooring, granite slab countertops and stainless steel appliances. Granite top vanities in the bathrooms. New carpeting September 2018. Upgraded vinyl windows. Situated at back of a nice cul-de-sac/ fully fenced backyard

12934 SE 186th Street

Renton, WA 98058

MLS #1393924

\$452,800**SOLD** 1/18/19**4 Beds 2.25 Baths****Year Built 1975****2,090 Sq. Ft. (\$217 / sqft)****Days on market: 15**

Price Adjustments

Adjustments

FEATURE	VALUE
Sqft	\$8,000
Updates/Flooring	-\$10,200
Tri -Level with daylight basement	-\$5,000

Summary

Actual price	\$460,000
Total adjustments	-\$7,200
Adjusted comparable price	\$452,800
Percent change	-1.57%

12919 SE 188th Street

Renton, WA 98058

MLS #1346350

\$432,600
SOLD 12/5/18

5 Beds 2.75 Baths
Year Built 1978
2,270 Sq. Ft. (\$191 / sqft)

Days on market: 84


Details

Prop Type: Residential

County: King

Area: 340 - Renton/Benson Hi

Subdivision: Fairwood

Full baths: 2.0

3/4 Baths: 1.0

Lot Size: 7,350

Garages: 2

List date: 8/15/18

Sold date: 12/5/18

Off-market date: 12/5/18

Updated: Dec 5, 2018 6:56 AM

List Price: \$475,000

Orig list price: \$518,000

Taxes: \$5,435

School District: Kent

High: Kentridge High

Middle: Meeker Jnr High

Elementary: Carriage Crest Elem

Features

Appliances Included:

Dishwasher, Dryer, Microwave, Range/Oven, Refrigerator, Washer

Basement: Daylight, Fully Finished

Building Condition: Very Good

Building Information: Built On Lot

Energy Source: Electric, Natural Gas

Exterior: Wood

Financing: FHA

Floor Covering: Ceramic Tile, Hardwood, Laminate, Vinyl, Wall to Wall Carpet

Foundation: Poured Concrete

Heating Cooling Type: Baseboard, Forced Air, Insert

Interior Features: Bath Off Master, Dbl Pane/Storm Windw, Dining Room, French Doors

Lot Details: Curbs, Paved Street, Sidewalk

Occupant Name: Vacant

Occupant Type: Vacant

Parking Type: Garage-Attached, Off Street

Possession: Closing

Potential Terms: Cash Out, Conventional, FHA, VA

Power Company: Puget Sound Energy

Roof: Composition

Sewer Company: Soos Creek

Sewer Type: Sewer Connected

Site Features: Cable TV, Deck, Dog Run, Fenced-Fully, Gas Available, Patio

SqFt Source: Public Records

Topography: Fruit Trees, Garden Space, Level, Wooded

View: Territorial

Water: Public

Water Company: Soos Creek

Water Heater Location: Basement closet

Water Heater Type: Gas

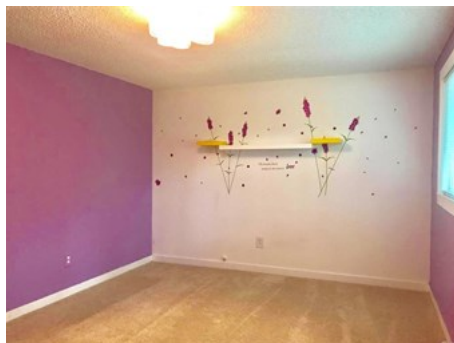
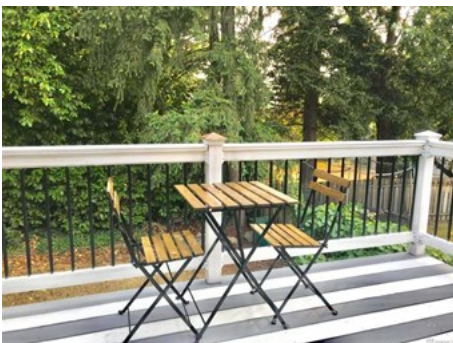
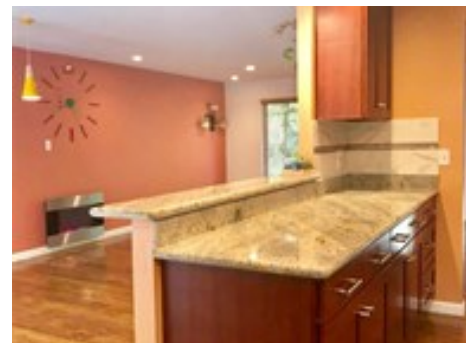
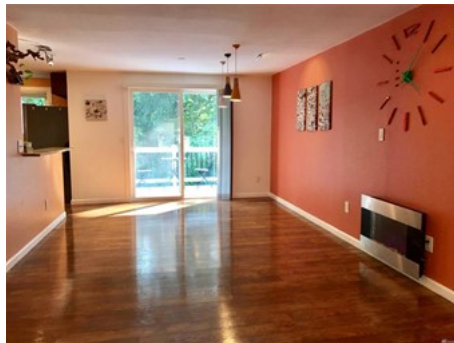
Remarks

Same layout: 5 bdrm with shower downstairs? potential for MIL in lower level. Updated cabinets, granite countertops with eating bar & all quality appliances will stay. New Paint inside and out, Fully fenced, new carpet and flooring

12919 SE 188th Street

Renton, WA 98058

MLS #1346350

\$432,600**SOLD** 12/5/18**5 Beds 2.75 Baths****Year Built 1978****2,270 Sq. Ft. (\$191 / sqft)****Days on market: 84**

Price Adjustments

Adjustments

FEATURE	VALUE
sqft	\$2,600
Kitchen Cabinet remodel in kitchen	-\$20,000
Wood flooring on upper level	-\$5,000
Exterior paint	-\$5,000

Summary

Actual price	\$460,000
Total adjustments	-\$27,400
Adjusted comparable price	\$432,600
Percent change	-5.96%

13037 SE 188th Place

Renton, WA 98058

MLS #1336323

\$436,200**SOLD** 9/6/18**4 Beds 2.25 Baths****Year Built 1975****2,090 Sq. Ft.** (\$209 / sqft)**Days on market: 34**

Details

Prop Type: Residential**County:** King**Area:** 340 - Renton/Benson Hi**Subdivision:** Fairwood**Full baths:** 1.0**3/4 Baths:** 1.0**Half baths:** 1.0**Lot Size:** 8,941**Garages:** 2**List date:** 7/27/18**Sold date:** 9/6/18**Off-market date:** 9/6/18**Updated:** Sep 7, 2018 3:43 AM**List Price:** \$420,000**Orig list price:** \$420,000**Taxes:** \$4,942**School District:** Kent**High:** Kentridge High**Middle:** Meeker Jnr High**Elementary:** Carriage Crest Elem

Features

Appliances Included:

Dishwasher, Dryer, Garbage Disposal, Microwave, Range/Oven, Refrigerator

Basement: None**Building Complex Or Project:** Boulevard Lane**Building Information:** Built On Lot**Energy Source:** Electric, Natural Gas**Exterior:** Wood**Financing:** Conventional**Floor Covering:** Laminate, Vinyl, Wall to Wall Carpet**Foundation:** Poured Concrete**Heating Cooling Type:**

Forced Air, Insert, Wall

Interior Features: Bath Off Master, Dining Room, Walk-in Closet**Lot Details:** Curbs, Paved Street, Sidewalk**Occupant Name:** Vacant**Occupant Type:** Vacant**Parking Type:** Garage-Attached**Possession:** Closing**Potential Terms:** Cash Out, Conventional, FHA, VA**Power Company:** Public**Roof:** Composition**Sewer Company:** Public**Sewer Type:** Sewer Connected**Site Features:** Deck, Fenced-Fully, Sprinkler System**SqFt Source:** KCR**Topography:** Garden Space, Level**View:** Territorial**Water:** Public**Water Company:** Public**Water Heater Location:** Garage**Water Heater Type:** Gas

Remarks

Makeover on this one. Hardwood-style floors but old flooring, updated kitchen new cabinets (applcs stay!) and updated baths. Main level heated by gas, upstairs is electric, popcorn ceilings have been sealed. Frplc with insert in family rm. Extensive covered deck overlooks backyard, two sheds, sprinkler system.

13037 SE 188th Place

Renton, WA 98058

MLS #1336323

\$436,200**SOLD** 9/6/18**4 Beds 2.25 Baths****Year Built 1975****2,090 Sq. Ft. (\$209 / sqft)****Days on market: 34**

Price Adjustments

Adjustments

FEATURE	VALUE
sqft	\$6,200
Gas/Forced Air	\$10,000

Summary

Actual price	\$420,000
Total adjustments	\$16,200
Adjusted comparable price	\$436,200
Percent change	3.86%

18973 127th Place SE

Renton, WA 98058

MLS #1291220

\$440,800**SOLD** 8/28/18**4 Beds 2.25 Baths****Year Built 1967****2,440 Sq. Ft.** (\$181 / sqft)**Days on market: 60**

Details

Prop Type: Residential**County:** King**Area:** 340 - Renton/Benson Hi**Subdivision:** Fairwood**Full baths:** 1.0**3/4 Baths:** 1.0**Half baths:** 1.0**Lot Size:** 8,750**List date:** 5/16/18**Sold date:** 8/28/18**Off-market date:** 8/28/18**Updated:** Aug 29, 2018 5:02 AM**List Price:** \$427,950**Orig list price:** \$499,950**Taxes:** \$5,010**School District:** Kent**High:** Kentridge High**Middle:** Meeker Jnr High**Elementary:** Crestwood Elem

Features

Appliances Included:

Dishwasher, Dryer, Microwave, Range/Oven, Refrigerator, Washer

Basement: None**Building Information:** Built On Lot**Energy Source:** Electric, Natural Gas, Wood**Exterior:** Wood, Wood Products**Financing:** Conventional**Floor Covering:** Wall to Wall Carpet**Foundation:** Poured Concrete**Heating Cooling Type:** Forced Air**Interior Features:** Bath Off Master, Dining Room, Walk-in Closet**Lot Details:** Sidewalk**Occupant Name:** Yohannes & Family**Occupant Type:** Owner**Parking Type:** Off Street**Possession:** Closing, Negotiable**Potential Terms:** Cash Out, Conventional, FHA, VA**Power Company:** PSE**Roof:** Composition**Sewer Company:** Soos Creek Water & Sewer**Sewer Type:** Available, Sewer Connected**Site Features:** Fenced-Fully, Patio**SqFt Source:** realist**Topography:** Brush, Level**View:** Territorial**Water:** Public**Water Company:** Soos Creek Water & Sewer**Water Heater Location:** Bonus Room

Remarks

Boulevard Lane on a quiet street. Functional layout w/ 4 bdrms + 2.25 bath. kitchen overlooks the back yard & greenbelt. Free one year home warranty. Inspection available upon request. Older flooring, cabinetry and counters, wallpaper, but new windows - older cabinetry in bathrooms but painted

18973 127th Place SE

Renton, WA 98058

MLS #1291220

\$440,800**SOLD** 8/28/18**4 Beds 2.25 Baths****Year Built 1967****2,440 Sq. Ft. (\$181 / sqft)****Days on market: 60**

Price Adjustments

Adjustments

FEATURE	VALUE
MasterBedroom and bathroom Remodel	\$10,000
Updates, deck, appliances	\$5,800

Summary

Actual price	\$425,000
Total adjustments	\$15,800
Adjusted comparable price	\$440,800
Percent change	3.72%

12704 SE 188th Place

Renton, WA 98058

MLS #1359270

\$436,700**PENDING INSPECTION** 2/2/19**3 Beds 1.75 Baths****Year Built 1968****1,850 Sq. Ft.** (\$236 / sqft)**Days on market: 135**

Details

Prop Type: Residential**County:** King**Area:** 340 - Renton/Benson Hi**Subdivision:** Benson Hill**Full baths:** 1.0**3/4 Baths:** 1.0**Lot Size:** 7,875**Garages:** 2**List date:** 9/12/18**Pending Inspection date:** 2/2/19 **School District:** Kent**Updated:** Feb 3, 2019 5:19 AM**List Price:** \$399,950**Orig list price:** \$399,950**Taxes:** \$4,428**High:** Kentridge High**Middle:** Meeker Jnr High

Features

Basement: Fully Finished**Building Condition:** Good**Building Information:** Built On Lot**Energy Source:** Electric, Natural Gas**Exterior:** Wood, Wood Products**Floor Covering:** Vinyl, Wall to Wall Carpet**Foundation:** Poured Concrete**Heating Cooling Type:** Forced Air**Interior Features:** Bath Off Master, Vaulted Ceilings**Lot Details:** Corner Lot, Cul-de-sac, Dead End Street, Open Space, Paved Street, Sidewalk**Occupant Name:** Pham**Occupant Type:** Owner**Parking Type:** Garage-Attached**Possession:** Closing**Potential Terms:** Cash Out, Conventional, FHA, State Bond, USDA, VA**Roof:** Composition**Sewer Company:** Soos Creek**Sewer Type:** Sewer

Connected

Site Features: Cable TV, Deck**SqFt Source:** Public Records**Topography:** Level**Water:** Public**Water Company:** Soos Creek**Water Heater Location:** Basement**Water Heater Type:** Electric

Remarks

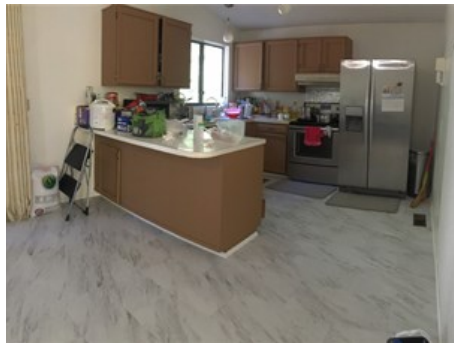
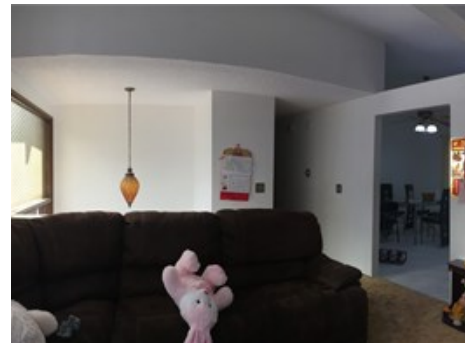
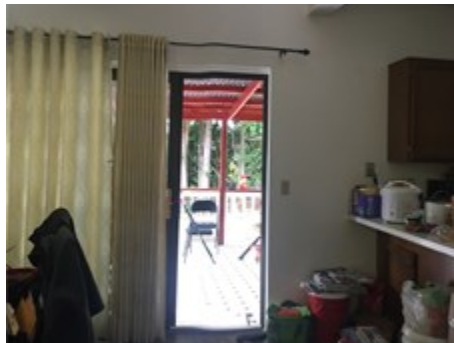
Adjusted since this is smaller and they sold AS-IS, Split level on a level corner lot. Home is large. Giant bonus room in lower, 2 oversized Car garage. Needs carpet & exterior paint. Old Cabinetry, paneling, some older windows but new

appliances,

12704 SE 188th Place

Renton, WA 98058

MLS #1359270

\$436,700**PENDING INSPECTION** 2/2/19**3 Beds 1.75 Baths****Year Built 1968****1,850 Sq. Ft. (\$236 / sqft)****Days on market: 135**

Price Adjustments

Adjustments

FEATURE	VALUE
sqft	\$19,250
Extra 3/4 Bathroom	\$7,500
Bathroom and Master Remodel	\$10,000

Summary

Actual price	\$399,950
Total adjustments	\$36,750
Adjusted comparable price	\$436,700
Percent change	9.19%

12928 SE 159th Street

Renton, WA 98058

MLS #1373905

\$462,400**ACTIVE** 10/11/18**4 Beds 2.50 Baths****Year Built 1979****2,280 Sq. Ft.** (\$203 / sqft)**Days on market: 109**

Details

Prop Type: Residential**County:** King**Area:** 340 - Renton/Benson Hi**Subdivision:** Fairwood**Full baths:** 2.0**Half baths:** 1.0**Lot Size:** 8,000**Garages:** 2**List date:** 10/11/18**Updated:** Jan 28, 2019 2:33 AM**List Price:** \$460,000**Orig list price:** \$480,000**Taxes:** \$4,808**School District:** Renton

Features

Appliances Included:

Dishwasher, Dryer, Range/Oven, Refrigerator, Washer

Basement: Daylight**Building Condition:** Average**Building Information:** Built On Lot**Energy Source:** Electric, Natural Gas**Exterior:** Brick, Wood**Floor Covering:** Laminate, Wall to Wall Carpet**Foundation:** Poured Concrete**Heating Cooling Type:** Forced Air**Lot Details:** Corner Lot, Paved Street**Occupant Name:** Vacant**Occupant Type:** Vacant**Parking Type:** Garage-Attached**Possession:** Closing**Potential Terms:** Cash Out, Conventional, FHA**Roof:** Composition**Sewer Type:** Sewer Connected**Site Features:** Deck, Fenced-Fully**SqFt Source:** Realist**Topography:** Level, Partial Slope**Water:** Public**Water Heater Location:** Garage**Water Heater Type:** gas

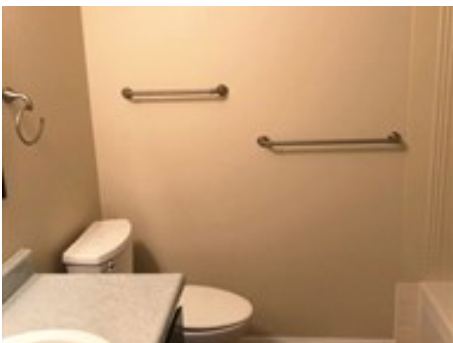
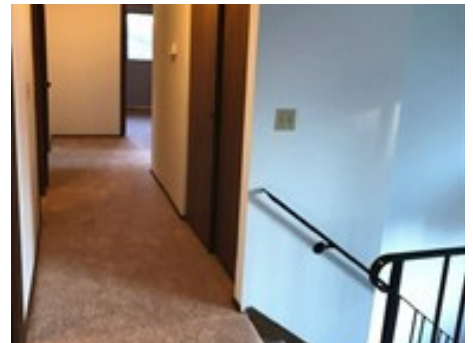
Remarks

Partial updated 4BD/2.5BA Split Entry home on corner lot, 2 car garage and shop area. Fresh interior paint, new carpet. Large corner site with RV parking. Air conditioning/Heat Pump. All bedroom being good sized, plus a cute deck out back for relaxing from the dining room.

12928 SE 159th Street

Renton, WA 98058

MLS #1373905

\$462,400**ACTIVE** 10/11/18**4 Beds 2.50 Baths****Year Built 1979****2,280 Sq. Ft. (\$203 / sqft)****Days on market: 109**

Price Adjustments

Adjustments

FEATURE	VALUE
sqft	\$2,400

Summary

Actual price	\$460,000
Total adjustments	\$2,400
Adjusted comparable price	\$462,400
Percent change	0.52%

12821 SE 184th Place

Renton, WA 98058

MLS #1361157

\$457,100**ACTIVE** 9/21/18**3 Beds 2.25 Baths****Year Built 1972****2,220 Sq. Ft.** (\$206 / sqft)**Days on market: 111**

Details

Prop Type: Residential**County:** King**Area:** 340 - Renton/Benson Hi**Subdivision:** Renton**Full baths:** 1.0**3/4 Baths:** 1.0**Half baths:** 1.0**Lot Size:** 7,500**Garages:** 2**List date:** 9/21/18**Updated:** Jan 10, 2019 8:04 AM**List Price:** \$450,000**Orig list price:** \$450,000**Taxes:** \$4,335**School District:** Kent**High:** Kentridge High**Middle:** Meeker Jnr High**Elementary:** Carriage Crest Elem

Features

Appliances Included:

Dishwasher, Microwave, Range/Oven, Refrigerator

Architecture: Traditional**Basement:** Partially Finished**Building Complex Or Project:** Boulevard Lane**Building Information:** Built On Lot**Energy Source:** Natural Gas**Exterior:** Wood Products**Floor Covering:** Vinyl, Wall to Wall Carpet**Heating Cooling Type:**

Forced Air

Interior Features: Dining Room**Lot Details:** Curbs, Paved Street, Sidewalk**Occupant Name:** Bob & Barabara**Occupant Type:** Owner**Parking Type:** Carport-Attached, Garage-Attached**Possession:** Closing**Potential Terms:** Cash Out, Conventional, FHA, VA**Power Company:** PSE**Roof:** Composition**Sewer Company:** Soos Creek**Sewer Type:** Sewer

Connected

Site Features: Deck, Patio**SqFt Source:** Owner**Topography:** Level**Water:** Public**Water Company:** Soos Creek**Water Heater Location:** Basement**Water Heater Type:** Gas

Remarks

Boulevard Lane neighborhood. Large open kitchen w/ original tiled backslash & eating space. Partially finished basement

w/2nd living rm, rec room, small kitchenette & half bath.Plenty of room on the deck for your BBQ(plumbed for gas)

12821 SE 184th Place

Renton, WA 98058

MLS #1361157

\$457,100

ACTIVE 9/21/18

3 Beds 2.25 Baths

Year Built 1972

2,220 Sq. Ft. (\$206 / sqft)

Days on market: 111



Price Adjustments

Adjustments

FEATURE	VALUE
sqft	\$3,600
Only 1 car garage on this one, but carport for parking	\$3,500

Summary

Actual price	\$450,000
Total adjustments	\$7,100
Adjusted comparable price	\$457,100
Percent change	1.58%

13020 SE 191st Street

Renton, WA 98058

MLS #1379070

\$450,600**ACTIVE** 10/25/18**5 Beds 2.50 Baths****Year Built 1977****2,450 Sq. Ft.** (\$184 / sqft)**Days on market: 68**

Details

Prop Type: Residential**County:** King**Area:** 340 - Renton/Benson Hi**Subdivision:** Forest Estates**Full baths:** 1.0**3/4 Baths:** 2.0**Lot Size:** 9,180**Garages:** 2**List date:** 10/25/18**Updated:** Feb 1, 2019 9:35 AM**List Price:** \$474,000**Orig list price:** \$480,000**Taxes:** \$4,987**School District:** Kent**High:** Buyer To Verify**Middle:** Buyer To Verify**Elementary:** Buyer To Verify

Features

Appliances Included:

Dishwasher, Dryer, Garbage Disposal, Microwave, Range/Oven, Refrigerator, See Remarks, Washer

Basement: Daylight, Fully Finished**Building Complex Or Project:** Boulevard Lane Div 07**Building Information:** Built On Lot**Energy Source:** Natural Gas**Exterior:** Metal/Vinyl**Floor Covering:** Ceramic Tile, See Remarks, Vinyl, Wall to Wall Carpet**Foundation:** Poured Concrete**Heating Cooling Type:** Forced Air**Interior Features:** 2nd Kitchen, Bath Off Master, Dbl Pane/Storm Windw, Dining Room**Lot Details:** Curbs, Paved

Street

Occupant Name: Tenant**Occupant Type:** Tenant**Parking Type:** Garage-Attached**Possession:** Closing, See Remarks, Sub. Tenant's Rights**Potential Terms:** Cash Out, Conventional, FHA**Power Company:** PSE**Roof:** Composition**Sewer Company:** Soos Creek**Sewer Type:** Available**Site Features:** Deck, Fenced-Fully, Gas Available, Patio, RV Parking**SqFt Source:** Realist**Water:** Public**Water Company:** Soos Creek**Water Heater Location:** Garage**Water Heater Type:** Gas

Remarks

Forest Estates 5 Bdrm w/option for MIL on lower floor. Upstairs includes Master w/3/4 Bath, 3 additional bdrms, & full bath for guests. Recently remodeled w/int paint, brand new carpets, & updates throughout. Features spacious living area, Kitchen w/painted cabinets w/SS appliances & built-in banquette. large deck & well maintained bkyd. 1Bdrm on lower w/ 1/2 Bath, potential 2nd Kitchen. RV Parking

13020 SE 191st Street

Renton, WA 98058

MLS #1379070

\$450,600

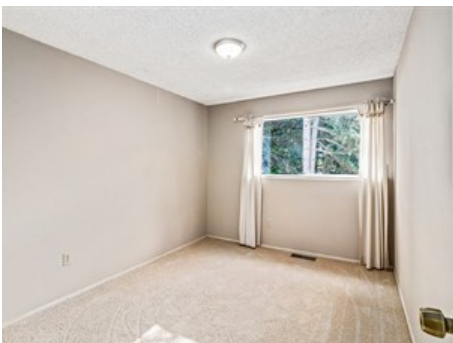
ACTIVE 10/25/18

5 Beds 2.50 Baths

Year Built 1977

2,450 Sq. Ft. (\$184 / sqft)

Days on market: 68



Price Adjustments

Adjustments

FEATURE	VALUE
Updates- flooring, lighting package, remove popcorn, cabinetry, landscaping	-\$23,400

Summary

Actual price	\$474,000
Total adjustments	-\$23,400
Adjusted comparable price	\$450,600
Percent change	-4.94%

Comparable Property Statistics

<div>S</div> <div>Sold Listings</div>	HIGHEST PRICE	\$452,800	AVG PRICE / SQFT	\$198
	AVERAGE PRICE	\$438,040	AVG DOM	40
	LOWEST PRICE	\$427,800	SOLD LISTINGS	5

<div>P</div> <div>Pending Inspection Listings</div>	HIGHEST PRICE	\$436,700	AVG PRICE / SQFT	\$236
	AVERAGE PRICE	\$436,700	AVG DOM	135
	LOWEST PRICE	\$436,700	PENDING INSPECTION LISTINGS	1

<div>A</div> <div>Active Listings</div>	HIGHEST PRICE	\$462,400	AVG PRICE / SQFT	\$198
	AVERAGE PRICE	\$456,700	AVG DOM	96
	LOWEST PRICE	\$450,600	ACTIVE LISTINGS	3

Online Valuation Analysis

How accurate are Zestimates?

4.1%

|

\$18,057

Zestimates varied on average by 4.1% or \$18,057 compared to MLS prices.

S

5 Sold

ADDRESS	SOLD DATE	SOLD PRICE	ZESTIMATE	DIFFERENCE
18820 129th Place SE	11/16/18	\$427,800	\$450,628	5.3%
12934 SE 186th Street	1/18/19	\$452,800	\$460,893	1.8%
12919 SE 188th Street	12/5/18	\$432,600	\$460,546	6.5%
13037 SE 188th Place	9/6/18	\$436,200	\$421,160	-3.4%
18973 127th Place SE	8/28/18	\$440,800	\$427,142	-3.1%

P

1 Pending Inspection

ADDRESS	PRICE	ZESTIMATE	DIFFERENCE
12704 SE 188th Place	\$436,700	\$402,695	-7.8%

A

3 Active

ADDRESS	PRICE	ZESTIMATE	DIFFERENCE
12928 SE 159th Street	\$462,400	\$462,162	-0.1%
12821 SE 184th Place	\$457,100	\$444,434	-2.8%
13020 SE 191st Street	\$450,600	\$478,643	6.2%

Source: Zillow

Sold Property Analysis

Averages

98.1%

Homes sold for an average of 98.1% of their list price.

40 Days on market

It took an average of 40 days for a home to sell.

Analysis

ADDRESS	LIST PRICE	SOLD PRICE	% OF LIST PRICE	DOM	\$ PER SQFT
18820 129th Place SE	\$449,000	\$427,800	95.3%	8	\$193
12934 SE 186th Street	\$460,000	\$452,800	98.4%	15	\$217
12919 SE 188th Street	\$475,000	\$432,600	91.1%	84	\$191
13037 SE 188th Place	\$420,000	\$436,200	103.9%	34	\$209
18973 127th Place SE	\$427,950	\$440,800	103.0%	60	\$181
Averages	\$446,390	\$438,040	98.1%	40	\$198

The Value of Your Home

In a neighborhood of similar homes, why is one worth more than another? That's the question that's teased buyers and sellers for ages, but the answer is simple.

Every home is different

When a home is sold, a willing seller and a willing buyer determine the value of that home with the sale price. That price then becomes a benchmark for other similar homes, but other factors come into play. The most important are:

Location

The closer a home is to jobs, parks, transportation, schools, and community services, the more desirable it is.

Size

Square footage impacts home value because a larger home is built using more materials, and gives the homeowner more usable space. And a larger lot size could mean more privacy than a smaller one.

Number of bedrooms and baths

Additional bedrooms and bathrooms raise the value of a home compared to similar homes that do not have those rooms.

Features and finishes

Features such as outdoor kitchens and spa baths make a home more luxurious. A home finished with hardwood floors and granite countertops is going to cost more than a home with carpet and laminate countertops.

Condition

The closer a home is to new construction, the more it will retain its value. It's perceived as more modern, up to date, and perhaps safer. Homes that are not updated or in poor repair sell for less as purchasers' factor in the cost of updating and eventually replacing appliances and systems.

Curb appeal

From the street, the home looks clean, fresh, and inviting. Fresh landscaping and flowers won't change the size or location, but they certainly add charm.

When two homes are identical in the same neighborhood, a higher price may come down to something as simple as views, paint colors, or the overall taste of the homeowner.